

City of Santa Barbara

SINGLE FAMILY ZONING STANDARDS A-1, A-2, E-1, E-2, E-3, & R-1 ZONES (SBMC §28.15 EXCERPT)

This handout is not designed to preclude the use of the Zoning Ordinance. If there are any discrepancies between the information provided in this handout and the Zoning Ordinance, the language in the Zoning Ordinance shall prevail. As a rule of thumb, we recommend that the following sections in the Zoning Ordinance also be reviewed carefully in addition to other pertinent sections in the Santa Barbara Municipal Code: Definitions (SBMC §28.04), General Provisions (SBMC §28.87), and the Automobile Parking Requirements (SBMC §28.90).

STANDARDS	REQUIREMENTS
Maximum Height Limit	30 feet – See SBMC §28.04.140 for definition of building height
Solar Access Ordinance	See SBMC §28.11 and Solar Access Ordinance handout
Front Setback	A-1
Interior & Rear Setback	A-1
Distance Between Main Buildings	20 feet
Open Yard	 Minimum Area: 1,250 s.f. a. May not use any portion of the front yard; Exception for lots with multiple front yards – an open yard may include area in a SECONDARY FRONT YARD ONLY as long as it observes a 10' setback from the secondary front lot line b. Must be contiguous; with no dimension less than 20' in length and width; Exception for lots less than 6,000 s.f. with an average slope less than 20%: The Open Yard may be provided in multiple areas as long as each area is at least 20' x 20' minimum dimension (400 s.f.). Up to 850 s.f. of the Open Yard may be provided in the remaining front yard (it may not include the front setback in the PRIMARY front yard). c. May include any combination of ground level areas such as patios, ground floor decks, pathways, landscaped areas, natural areas, flat areas or hillsides as long as the overall size and dimensions of the open yard area meet the requirements; d. May include decks, patios, terraces, or similar improvements where

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STANDARDS		REMENTS improvement above existing or finished	
	grade is no greater than 3 fee e. May not include any surface trailers; f. May include interior and rear g. Per SBMC §28.87.062.C, an gazebo, trellis, spa, patio unenclosed in any way may e 2. Additional Rules for Sloped Op If the average slope of the Oper shall contain one flat area which a. Minimum size of 160 s.f.; b. At least 10' minimum in per c. Maximum slope of 2%; d. It may overlap with the requi e. It may be located on grade,	et; et designed for use by motor vehicles or resetbacks; and attached or detached structure such as a cover, canopy, or similar structure encroach up to 20%. Den Yard. n Yard area is greater than 20%, the lot meets the following: Dendicular dimensions;	
Maximum Net Floor Area ¹ – Floor to Lot Area Ratio (FAR)	See SBMC §28.15.083 for applicability. The Maximum Net Floor Area applies to projects that meet the following requirements: 1. Located within a single family zone; 2. Less than 15,000 square feet of net lot area; and 3. Lot is developed, or proposed to be developed, with buildings that are either taller than one story, or taller than seventeen feet (17') in height.		
	NET LOT AREA	MAXIMUM NET FLOOR AREA	
	Less than 4,000 s.f. 4,000 s.f. to 9,999 s.f. 10,000 s.f. to 14,999 s.f. 15,000 s.f. to 19,999 s.f. >20,000 s.f.	2,200 s.f. 1,200 s.f. + (0.25 x net lot area) 2,500 s.f. + (0.125 x net lot area) 4,180 s.f. + (0.013 x net lot area) 4,430 s.f. + (0.013 x net lot area)	
Maximum Net Floor Area ¹ – Precluded Development	No application for a building permit may be approved for any project that will (1) result in an increase of the net floor area; (2) change the location of any floor area on the second or higher story of any building; or (3) increase the height of any portion of a building on the lot to a building height of 17 feet or higher, if either of the following applies:		
	1. Exceeds the "Maximum Net Flo	oor Area" for the lot; or	
	the following: a. The average slope of the lot of the building height of any of the lot exceeds 25'; or c. The lot is located in the Hi	or the building site is 30% or greater; or new or existing building or structure on allside Design District and 500 or more oposed outside the footprint of the main	

¹ For lots greater than 15,000 square feet (net), the Maximum Net Floor Area requirements are **guidelines** as stated in the *Single Family Residence Design Guidelines*.

STANDARDS	REQUIREMENTS
Required Off-street Parking Spaces	 2 covered spaces (either in a garage or carport) EXCEPTION: For lots developed with less than 85% of the maximum FAR, 1 covered and 1 uncovered space may be provided in lieu of 2 covered spaces if the following conditions are met: 1. Uncovered space shall not be located in any front yard; 2. The required, uncovered parking space may encroach 3 feet into an interior setback if a landscape buffer is provided between the uncovered space and the adjacent interior lot line; and 3. The reduced 3-foot setback cannot be used to provide additional uncovered (guest) parking.
Minimum Residential Unit Size	400 square feet

LOT AREA AND FRONTAGE REQUIREMENTS

GENERAL PLAN DENSITY: Newly created lots in subdivisions <u>must</u> also conform to the General Plan density. Please refer to the General Plan Land Use Map, and consult with Planning Staff for more information.

ZONING ORDINANCE DENSITY:

Lot Area for Newly Created Lots ⁺	Lot Frontage for Newly Created Lots
A-1 ⁺⁺ 43,560 square feet	A-1 ⁺⁺ 100 feet
A-225,000 square feet	A-2100 feet
E-115,000 square feet	E-190 feet
E-210,000 square feet	E-275 feet
E-37,500 square feet	E-360 feet
R-16,000 square feet	R-160 feet

*SLOPE DENSITY: With the exception of those parcels having frontage on the Pacific Ocean, the minimum lot areas specified above shall be increased as follows:

AVERAGE SLOPE OF ENTIRE PARCEL	INCREASE IN MINIMUM LOT SIZE
0.000-9.999%	No increase in minimum lot size
10.000-20.000%	1.5 times minimum lot size
20.001-30.000%	2 times minimum lot size
30+%	3 times minimum lot size

⁺⁺**A-1 ZONE:** If the zone designation A-1 is preceded by a number, such as 2-A-1, 5-A-1, 10-A-1, etc., the minimum lot area, in acres, shall be equal to the preceding number, and the minimum frontage on a public street shall be equal to 100 feet times the preceding number, except that street frontage in excess of 300 feet shall not be required for any lot.

Every lot hereafter created in an A-1 Zone, or in an A-1 Zone preceded by a number, shall have an average width which is not less than the number of feet of public street frontage required nor less than one-third (1/3) the depth of the lot.

Revised March 5, 2009